

MONTEREY MASTER OWNERS ASSOCIATION
BOARD MEETING MINUTES

Tuesday, August 18, 2020

6:30 P.M.

MONTEREY CLUBHOUSE, 1725 MISSION DRIVE, NAPLES, FL

The Board of Directors of the Villages of Monterey Master Owners Association held a Board Meeting on Tuesday, August 18, 2020 at 6:30 p.m. at the Association Clubhouse.

Mr. Miller called the meeting to order at 6:30 p.m. with the following members present:

DIRECTORS PRESENT: Linda Altemus **DIRECTORS ABSENT:** Lady Carlyon Coates
Bob Bulmer
Tyler Day
Amy Kodak
Steve Miller
Bob Murrell
Mariusz Pieczalski

ALSO PRESENT: W. Neil Dorrill, Manager, Dorrill Management
Christopher, Dorrill Management
Grant Giddens, Dorrill Management
Approximately 35 owners by zoom or in person

Roll/Call Proof of Notice: Mr. Dorrill indicated that the meeting was noticed in advance according to the State statute, that a quorum of the Board was present with a majority of the Board Members being present in person or via conference call Zoom.

Approval of Minutes: of August 2020 **on a motion by Mr. Bulmer second by Mr. Day and passed unanimously.**

COMMITTEE REPORTS

Financial Report: Ms. Altemus provided an overview of the financial statements: Current assets at July were \$1,242,518 with reserves at \$771,938. Year to date revenues are \$859,562 which is \$7,038 ahead of budget. Expenses at \$806,800 are \$59,540 below budget bringing net income ahead of budget by \$52,762. **A motion to accept the Treasurer's Report was made by Mr. Bulmer, seconded by Mr. Murrell the financials were accepted unanimously.**

Traffic Safety: The board voted to restripe Mission Dr. County Concrete & Asphalt's bid was approved for \$8,200. The restriping will help slow down speeds in high speed problem areas. A double yellow line will be in the middle of the lane and then a solid white line will be on the outside of the lanes. Bob Murrell made the motion to approve the striping and the second was made by Tyler Day. Votes were split 5-2.

NEW BUSINESS

Cane Toad: Crew came in to remove large numbers of cane toads during the month of July. Over 250 of the invasive toads were removed. Muscovy ducks are also starting to become a problem and a removal process will be talk about in the future if they continue to be an issue. Single family ARB will review one residents' fence to determine if it is allowed.

Short Term Rentals: Mr. Dorrill had the Villages of Monterey attorney introduce herself and speak about legal action protocol that she would suggest against violators who use short term rentals such as Airbnb.

Rear Year Drainage: Rescheduled for September meeting. Surveys are complete.

Algae Bloom: Occurred during July. Lake management sprayed on 3 separate occasions. Skimmer boat was in lakes day of meeting to skim off algae at \$85 an hour. Biggest issue is nutrient loading. Nutrient testing could be a way to determine what is causing such aggressive algae blooms. Lack of rain (foot below average) means the lake doesn't flow as usual.

Mailbox Policy: Mailboxes were replaced almost 1 year ago. The vendor has checked on the mailboxes and notified the board that the mailboxes need to be serviced. Cleaning and waxing and water sealer would be the services performed. Comes out 292 mailboxes x \$12 a mailbox.

OTHER BUSINESS

Clubhouse: The Clubhouse food truck schedule has been well received by the community and will continue.

Food Trucks on Halloween: The board agrees that food trucks can be present on Saturday night, October 31st.

Adjournment

With no further business the meeting was adjourned at 8:30 **on a motion by Mr. Bulmer and a second by Mr. Day, all were in favor.**